

CERTIFICATE OF APPROPRIATENESS

Application Date: Nov. 16, 2023

Applicant: Cristian Rizo, owner

Property: 7610 Rockhill Street, Lot 28, Block 40, Glenbrook Valley Neighborhood Subdivision. The property includes a historic 2,111 SF one-story wood single-family residence and attached garage situated on an 8,050 SF interior lot.

Significance: Non-contributing traditional ranch style residence, constructed circa 1962, located in the Glenbrook Valley Historic District.

Proposal: Alteration - Windows

- 311 complaint and building inspector at site, 11/7/2023
 - Unpermitted work for windows
- A total of 2 red tag notices between 11/2023 to 12/2023 with follow-up visits by inspector
 - Most recent inspector follow-up on 12/18
- Scope of work includes:
 - Replacement of 6 original aluminum, inset windows to vinyl, recessed Morfe windows

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 1 and issuance of COR requiring reversion to inset aluminum windows

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

(1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

(a) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; and

(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

(2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

(3) For an addition to a noncontributing structure:

(a) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; and

(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

PROPERTY LOCATION



7610 Rockhill St

INVENTORY PHOTO



CURRENT PHOTO



AERIAL VIEW OF PROPERTY



CONTEXT AREA



7606 Rockhill St
Non-contributing - 1961



7606 Rockhill St
Non-contributing - 1965



7614 Rockhill St.
Contributing - 1958



7618 Rockhill St.
Contributing - 1958

BEFORE AND AFTER - FRONT ELEVATION



BEFORE AND AFTER – WINDOW 1



BEFORE

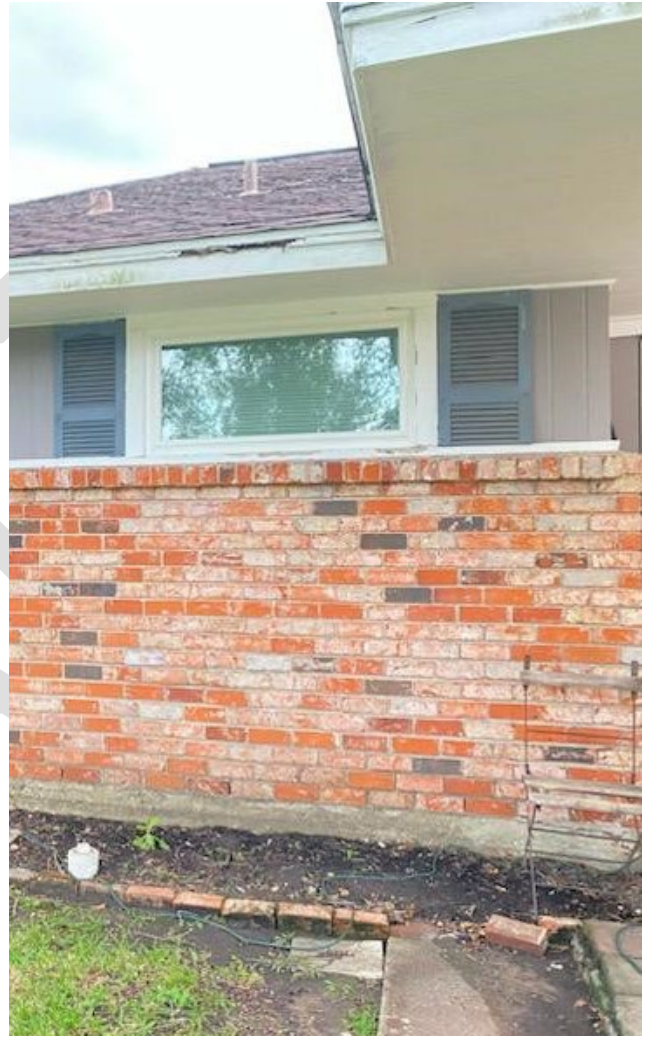


AFTER

BEFORE AND AFTER – WINDOW 2



BEFORE



AFTER

BEFORE AND AFTER – WINDOW 3



BEFORE



AFTER

BEFORE AND AFTER – WINDOW 4



BEFORE



AFTER



SIDE ELEVATION



WINDOW SCHEDULE

CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
1	Alum	NA	SLD	83X23	INSET	Original	No
2	Alum	NA	SLD	47X23	INSET		No
3	Alum	NA	SLD	72X36	INSET		No
4	Alum	NA	SLD	72X36	INSET		No
5	Alum	NA	SLD	72X36	INSET		No
6	Alum	NA	SLD	48X36	INSET		No

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
1	Glazing bead gone, glass broken, rotten wood, oxidized frame
2	Glazing bead gone, Plastic not Glass, rotten wood, oxidized frame, Leaking air
3	Frame broken, glass broken, oxidized frame
4	Glazing bead gone, glass broken, rotten wood, oxidized frame, seals are all gone
5	Glazing bead gone, glass broken, rotten wood, oxidized frame, rotten wood
6	rotten wood, Glazing bead gone, glass broken, broken frame and oxidized frame

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
1	plastic	NA	1/1	83X23	Recessed	Morfe	
2	plastic	NA	1/1	47X23	Recessed	Morfe	
3	plastic	NA	1/1	72X36	Recessed	Morfe	
4	plastic	NA	1/1	72X36	Recessed	Morfe	
5	plastic	NA	1/1	72X36	Recessed	Morfe	
6	plastic	NA	1/1	48X36	Recessed	Morfe	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary